



JULIE PHILPOT
RESIDENTIAL



12 Woodcote Avenue | Kenilworth | CV8 1BH

A well planned detached bungalow situated on the ever popular 'Castle' side of the town, having been greatly improved by the present seller. The property benefits from solar panels, air source heat pump and new heating system, double and triple glazing. The bungalow is spacious and well planned in design, is tastefully presented, has two double bedrooms as well as a modern refitted kitchen and bathroom plus plenty of driveway parking, a car port and a garage along with an attractive, generous size rear garden that is easily maintained.

£425,000

- No Chain Involved
- Detached Bungalow
- Two Double Bedrooms
- Air Source Heat Pump & Solar Panels
- Castle Side Location



Property Description

DOOR TO

ENTRANCE HALL

With radiator, smoke detector, central heating programmer and airing cupboard housing Tempest hot water tank and hot water programmer. Access to roof storage space with loft ladder. The loft has insulation and boarding.

LIVING ROOM

16' 6" x 14' 4" (5.03m x 4.37m)

With bay window, two radiators, two wall light points, tv aerial connection and telephone connection. Fitted dual fuel log burner. Door to:

KITCHEN

11' 5" x 10' 0" (3.48m x 3.05m)

A well planned modern kitchen with an extensive range of cupboard and drawer units plus matching wall units and fully tiled walls. Side entrance door, plinth heater and one and a half bowl sink unit with water softener system. Integrated appliances to include Bosch double oven, Neff induction hob with extractor hood over, Neff built in microwave and integrated fridge/freezer. Space and plumbing for slimline dishwasher, space for tumble dryer and plumbing for washing machine. (The white goods in the kitchen may be available by negotiation)

BATHROOM/SHOWER-ROOM

Having been refitted with large walk in shower having glazed side shower screen, w.c, pedestal wash basin, radiator and shaver point. Radiator, Silavent extractor and Hyco electric wall mounted heater. Fully tiled walls.

BEDROOM ONE

11' 8" x 9' 1" (3.56m x 2.77m) Exc Wardrobes

Having a wall to wall range of built in wardrobes, matching bedroom furniture to include bedside table and drawer/tall boy unit. Radiator and rear garden views.

BEDROOM TWO/SECOND SITTING ROOM

11' 9" x 11' 6" (3.58m x 3.51m)

A second good size double bedroom with radiator and having a door to the rear garden. This room offers great flexibility and can be a second reception room as at present.

OUTSIDE

GARAGE

15' 0" x 8' 0" (4.57m x 2.44m)

With electric up and over door, light and power plus internal entrance door into the entrance hall.

GARDENS

The front garden has been block paved to provide low maintenance and additional driveway parking. Access at the side leads to the rear garden which is a nice size and again has been paved for low maintenance with side shrubbery border to one side with well established plants and shrubs whilst to the other side is a slate chipping area perfect for landscaping with pots and planters. Timber trellis feature archway with climbing plants leads to where the metal shed is located.

LG ThermaV heat pump located in the garden.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

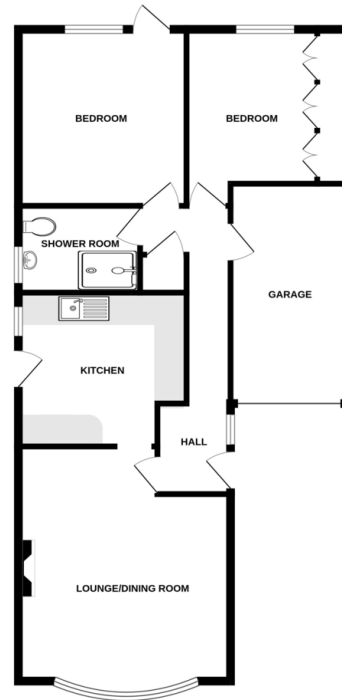
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



Made with Metropix ©2024

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60